

SINGLE TENANT OFFICE/MEDICAL BUILDING SALE/LEASE OPPORTUNITY

7509 N 35TH AVE | PHOENIX, AZ 85201

SALE PRICE: \$1,128,000
LEASE RATE: \$15.00/SF/MG
5,760 SQUARE FEET



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

04.14.26

Craig Trbovich
D 480.522.2799
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PROPERTY OVERVIEW

Commercial Properties, Inc., is pleased to offer for sale or lease 7509 N 35th Ave, a 5,760 SF, single tenant office building in Phoenix, AZ.

The property is positioned on N 35th Ave and W Orangewood Ave with convenient access to the I-17 Arizona Veterans Highway. Features prominent frontage, monument and building signage, and newly renovated suites.

With close proximity to Downtown Phoenix, as well as the Metrocenter Mall redevelopment and Grand Canyon University, this property has a prime location in the Metro Phoenix area.



EXCLUSIVELY LISTED BY

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7509 N 35TH AVE | PHOENIX, AZ 85051

PROPERTY SUMMARY

SINGLE TENANT OFFICE/MEDICAL BUILDING SALE/LEASE OPPORTUNITY

7509 N 35th Ave
Phoenix, AZ 85051

5,760 SF

Total Building Size

1982

Year Built

SINGLE

Tenant w/Space Available

3.13/1,000

Parking Ratio

C-O

Zoning

FOR SALE

SALE PRICE **\$1,128,000.00**

PRICE PER SF **\$195.83**

- New roof over half of the Building.
- Entire roof recently coated with white elastomeric paint.
- One of four HVAC units recently replaced.

BUILDING EASILY DIVISIBLE TO ALLOW FOR FUTURE GROWTH AND RENTAL INCOME POTENTIAL.

OR LEASE

LEASE RATE **\$15.00 PSF**

LEASE TYPE **Modified Gross**



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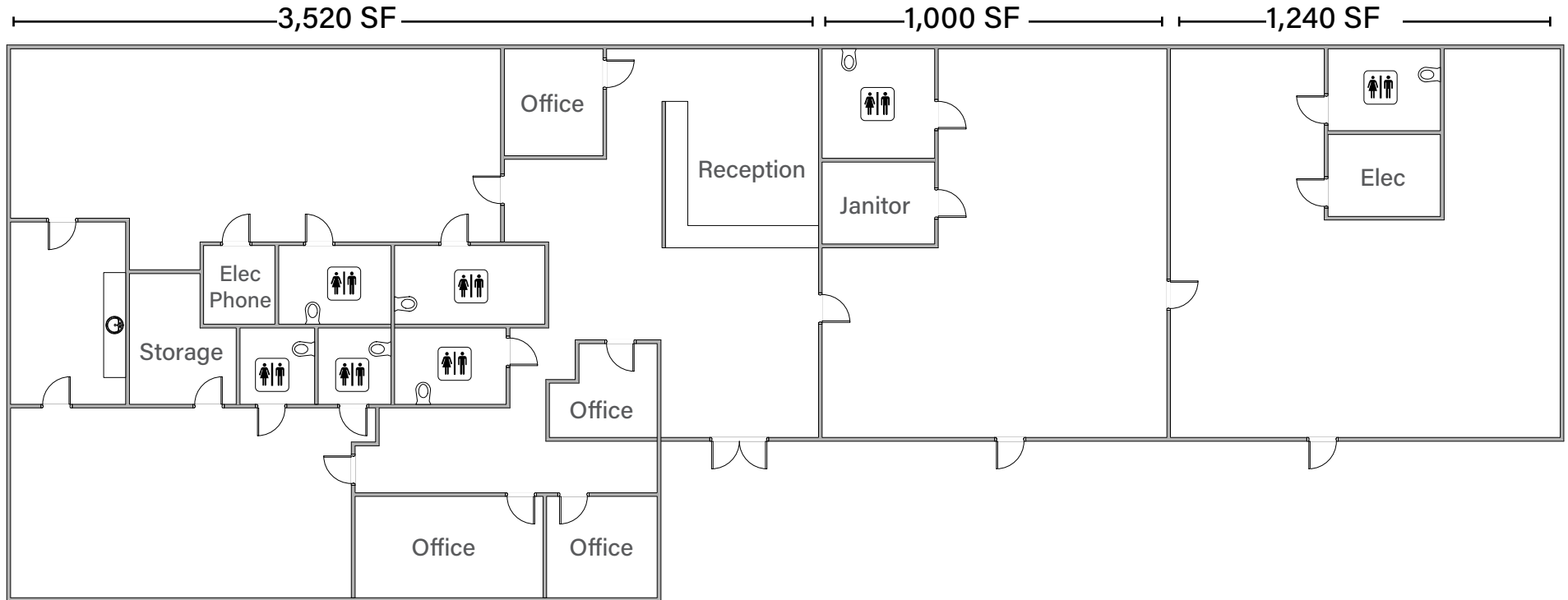
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FLOOR PLAN

SINGLE TENANT 5,760 SF OFFICE/MEDICAL BUILDING

LAYOUT INCLUDES:

- Reception Area
- 4 Private Offices
- 4 Bull Pens
- Break Room
- 7 Restrooms
- Elec
- Janitor
- Storage
- Elec Phone



INTERIOR PHOTOS



